



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov

FAX 410-313-3467

Technical Staff Report
Paragon at Gateway Overlook
Planning Board Meeting of December 13, 2012 at 7:00 p.m.

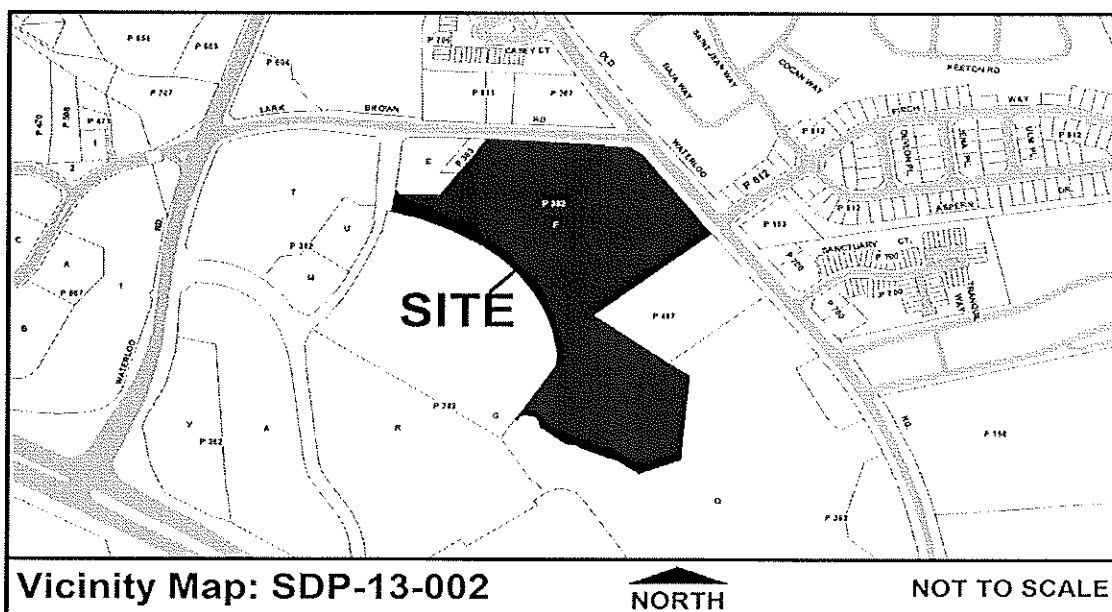
Case No./Petitioner: Site Development Plan 13-002, Benson East (Paragon at Gateway Overlook)
Columbia Gateway OP, LLC

Request: For approval of a Site Development Plan for the construction of 320 apartment units and other related site improvements such as a swimming pool, clubhouse, parking garages and parking lots in accordance with Section 125.G of the Howard County Zoning Regulations and Final Development Plan (FDP) Phase 240-A-II.

Location: The subject property is identified as "Benson East, Parcel F" containing 16.6 acres, on Tax Map 37, Grid 20, Parcel 283 and is located on the south side of Lark Brown Road at its intersection with Old Waterloo Road, in the Sixth Election District of Howard County, Maryland. In accordance with FDP-240-A-II, the site is zoned New Town, Apartment Land Use.

Department of Planning and Zoning Recommendation:

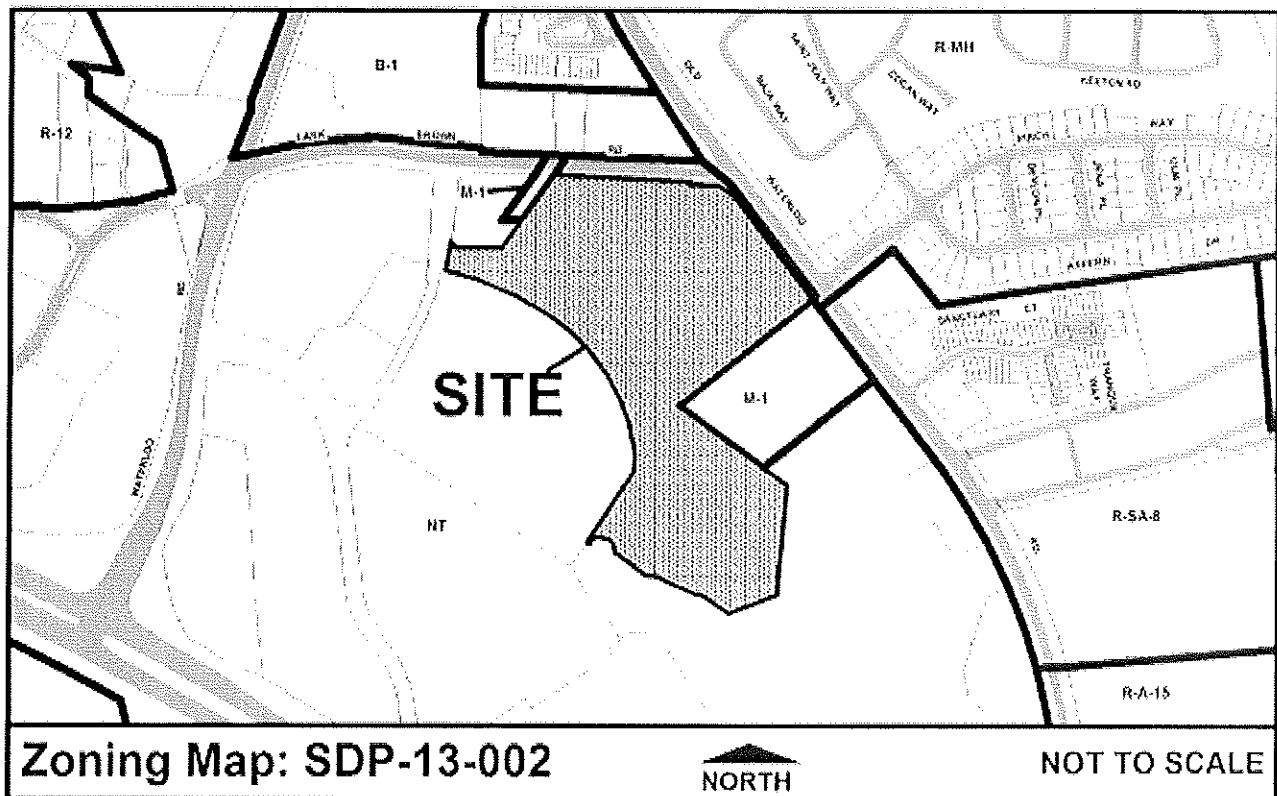
APPROVAL



PETITIONER: Columbia Gateway OP, LLC

Vicinal Properties:

- To the north of the site, across Lark Brown Road, are two B-1 zoned parcels; Parcel 611, which is a contractor's office, and Parcel 267, which is the site of a small shopping center.
- To the east, across Old Waterloo Road, are the Deep Run Mobile Home Park and the Village of Deep Run, both are residential neighborhoods and are zoned R-MH. Adjacent to the east side of the Property is Parcel 487, which is zoned M-1 and is the site of a commercial nursery.
- To the east and south of the southern boundary of the Property is adjoining Parcel O of the same Benson East subdivision. This is an open space parcel, and is a relatively large wooded area that contains a stream and wetland area. This area also contains a stormwater management pond that serves the Benson East subdivision.
- The area to the west of the Property is the site of the large Gateway Overlook shopping center which includes Costco. Also, to the west of the northern area of the Property is vacant Parcel E which is part of the Benson East subdivision, and Parcel 383, which is zoned M-1 and is currently the site of a single-family detached dwelling.



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Site History:

- FDP-240 was recorded on June 3, 2005.
- FDP-240-A was amended to incorporate SHA owned right-of-way into open space and Employment Center Commercial land use area on January 25, 2006.
- FDP-240-A-I was amended on January 19, 2007 to add gas station criteria to this FDP.
- ZB 1095 was approved on April 19, 2012 by the Zoning Board to amend the Preliminary Development Plan to allow Apartment Land Use on Parcel F.
- FDP-240-A-II was submitted for amendment to decrease the Employment Center Commercial Land Use in Parcel F to 2.08 acres (previously 18.6816 acres) and to increase the Apartment Land Use on Parcel F to 16.60 acres (previously 0 acres) and to add the criteria for Apartment Land Use. The associated FDP must be approved by the Planning Board prior to approval of this SDP.

Site Analysis:

Site Improvements: The Site Development Plan proposes the construction of five (5) 4-story apartment buildings for a total of 320 apartment units. In addition, the following amenities will be constructed: an in-ground swimming pool, a clubhouse, an adventure center, a greenhouse, 6 garages (one of the garages will contain a small maintenance structure). The area of plan submission is 18.68 acres, with 14.31 acres proposed to be disturbed. A total of 599 parking spaces are required and proposed. A parking needs study was submitted and approved for the community pool/clubhouse reducing the 32 required parking spaces to 23 spaces in accordance with Section 133.D.8. of the Zoning Regulations. These parking spaces will be shared by users of the private on-site clubhouse/swimming pool facility. As part of the parking needs study, the owner or management of the apartment complex has agreed to monitor the parking spaces and respond to any parking inadequacies brought to their attention by the residents of this community.

Forest Conservation: The property is exempt from forest conservation requirements because the property is zoned New Town and had Preliminary Development Plan approval prior to December 31, 1992 per Section 16.1202(b) (1) (iv) of the Howard County Subdivision and Land Development Regulations.

Stormwater Management: Stormwater management is provided in two wet ponds and one micropool extended detention pond.

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Adequate Public Facilities: The Adequate Public Facilities Roads Test was approved by DPZ under the Comprehensive Sketch Plan for Benson East. This comprehensive project received 320 tentative housing unit allocations by DPZ letter dated October 31, 2012.

Landscaping: The Landscape Plan for this project complies with the New Town Alternative Compliance Provisions of the Howard County Landscape Manual and Section 16.124 of the Howard County Code. The developer received approval of the Landscape Plan by the Architectural Review Committee, c/o The Howard Research and Development Corporation on November 12, 2012.

FDP Requirements:

In accordance with FDP-240-A-II, the apartment units are permitted on Parcel F. This SDP is in compliance with all applicable requirements of FDP-240-A-II, as follows:

- **Setback Requirements (Criteria 6E):**

There is a 30-foot structure setback from the public road (Lark Brown Road). The closest building (10 space parking garage) is located approximately 36.7 feet from Lark Brown Road.

There is a 30' minimum distance between buildings. All buildings meet this requirement. The distance between Buildings B and C is 30.7 feet.

There is a 10-foot parking setback from any lot line. The parking spaces adjacent to Parcel 383 will be located 10 feet from the property boundary line.

This proposal respects all the required setbacks.

- **Permitted Uses (Criteria 7F):**

The proposed 320 apartment units are permitted uses in the "New Town – Apartment Land Use" zoning district in accordance with FDP-240-A-II.

- **Height Requirements (Criteria 8F):**

In accordance with FDP-240-A-II, no height limitation is imposed for the apartment land use. The proposed apartment buildings will be 49.72 feet high.

- **Parking Requirements (Criteria 9F):**

Per FDP-240-A-II, 1.5 parking spaces for each dwelling unit plus .3 guest parking spaces shall be provided per unit. A total of 599 parking spaces are proposed. A total of 576 parking spaces are needed to accommodate the 320 dwelling units. A parking needs study was approved for the pool/clubhouse reducing the 32 required parking spaces to 23 spaces.

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- **Lot Coverage (Criteria 12F):**

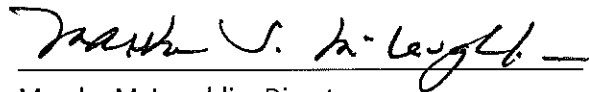
There are no coverage requirements for the apartment land use. This SDP proposes 14.71% lot coverage.

SRC Action:

By letter dated November 29, 2012, the Subdivision Review Committee (SRC) determined this plan may be approved, subject to compliance with comments issued by the SRC and approval by the Planning Board. This file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with all SRC agency comments.

A handwritten signature in black ink, reading "Marsha V. McLaughlin", written over a horizontal line.

Marsha McLaughlin, Director
Department of Planning and Zoning



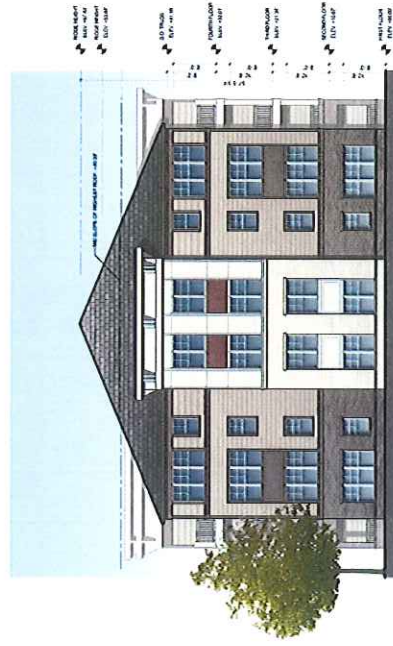
PARAGON AT GATEWAY OVERLOOK BENSON EAST - PARCEL F

HOWARD COUNTY, MARYLAND

P.H.A. Patton Harris Rust & Associates
Architects, Engineers, Planners, and Interiors Architects
10000 Lark Brown Road, Suite 100, Bethesda, MD 20814
Tel: 301.462.1000 Fax: 301.462.1001
www.phara.com



1 FRONT ELEVATION
SCALE = 3/32" = 1'-0"



2 RIGHT ELEVATION
SCALE = 3/32" = 1'-0"

- MATERIALS**
- 1 BRICK A (DARK)
 - 2 BRICK B (LIGHT)
 - 3 FIBER CEMENT SIDING
 - 4 FIBER CEMENT PANEL A (LIGHT)
 - 5 FIBER CEMENT PANEL B (ACCENT)
 - 6 METAL RAILING
 - 7 VINYL WINDOWS
 - 8 METAL CANOPY
 - 9 SHINGLES
 - 10 FIBER CEMENT TRIM

PARAGON GATEWAY APARTMENTS

Chesapeake Realty

ELEVATIONS

HOWARD COUNTY, MD
18.05.2012



Architecture+Planning
8605 Westwood Center Dr.
Suite 300
Vienna, VA 22182
703.992.6116
ktgy.com



1 REAR ELEVATION
SCALE = 3/32" = 1'-0"

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- 1 BRICK A (DARK)
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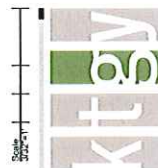


2 LEFT ELEVATION
SCALE = 3/32" = 1'-0"

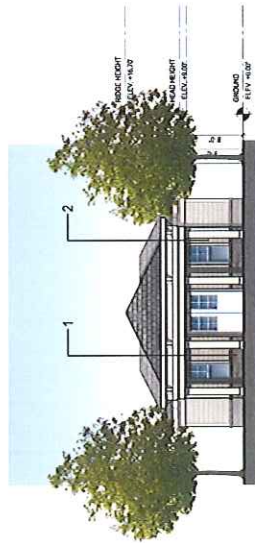
PARAGON GATEWAY APARTMENTS Chesapeake Realty

ELEVATIONS

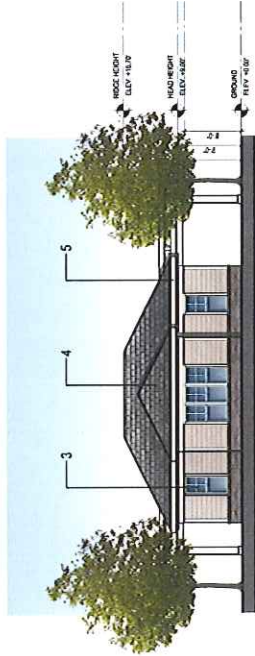
HOWARD COUNTY, MD
14.03.2017



Architecture+Planning
8605 Westwood Center Dr.
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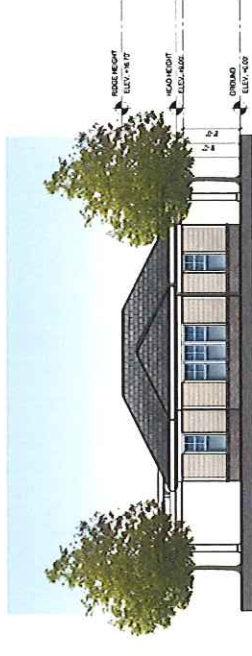
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SCALE = 1/8" = 1'-0"



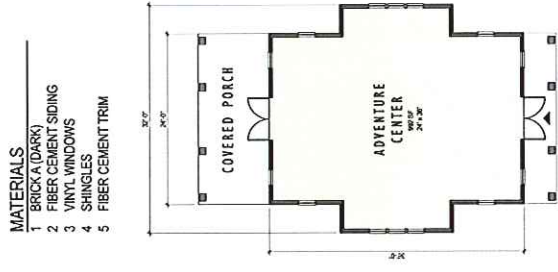
2 LEFT ELEVATION
SCALE = 1/8" = 1'-0"



3 REAR ELEVATION
SCALE = 1/8" = 1'-0"



4 RIGHT ELEVATION
SCALE = 1/8" = 1'-0"



5 FLOOR PLAN
SCALE = 1/8" = 1'-0"

- MATERIALS**
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 - 3 VINYL WINDOWS
 - 4 SHINGLES
 - 5 FIBER CEMENT TRIM

PARAGON GATEWAY APARTMENTS

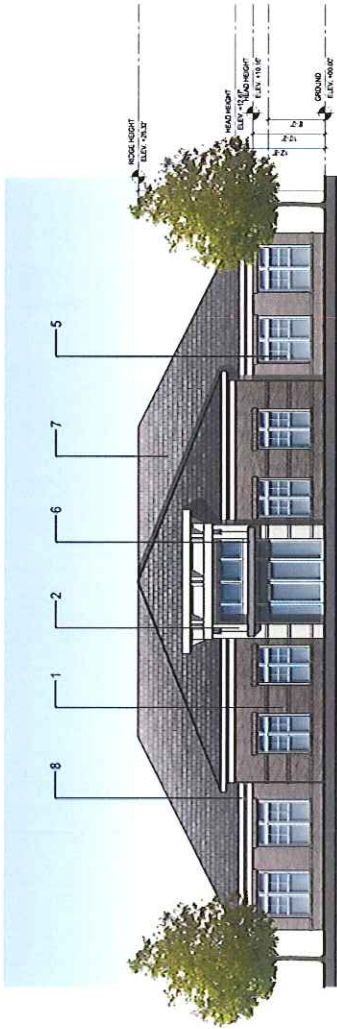
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ADVENTURE CENTER

HOWARD COUNTY, MD
EST. # 2012-0216 18.05.12412

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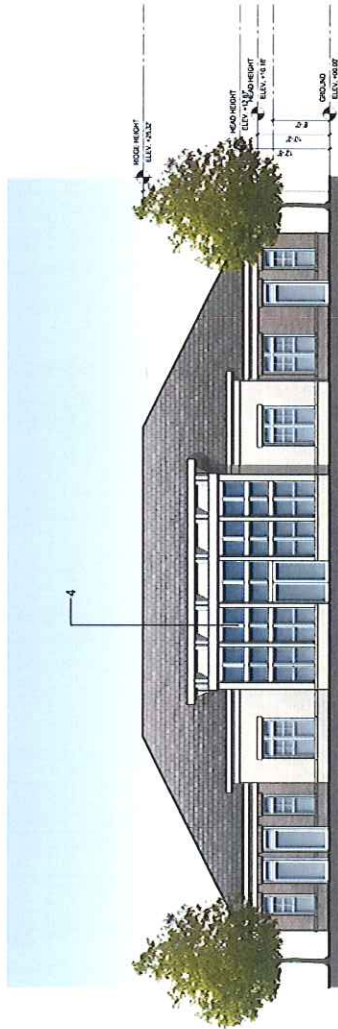




1 FRONT ELEVATION
SCALE = 1/8" = 1'-0"



2 LEFT ELEVATION
SCALE = 1/8" = 1'-0"



3 REAR ELEVATION
SCALE = 1/8" = 1'-0"



4 RIGHT ELEVATION
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- MATERIALS**
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PARAGON GATEWAY APARTMENTS

CLUBHOUSE ELEVATIONS

Chesapeake Realty

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1863.2812

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